

IVINS, CITY

COUNTY: WASHINGTON
AOG/MPO: FCAOG

REQUIRED ITEMS: 3
TOTAL MENU ITEMS: 3
MAJOR TRANSIT INVESTMENT COORDINATOR: NO

STRATEGIES					
(A) rezone for densities necessary to assure the production of MHH		(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers		(J) implement zoning incentives for low to moderate income units in new developments	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage the strategic rezoning of parcels within those areas of the City that compatible development of moderate-income housing products can be easily and affordably constructed.	Encourage the development of higher density residential development for workforce housing in those areas of the City that provides employment opportunities for low to moderate income workers.	Provide creative zoning incentives to developers of new developments to facilitate the construction of low to moderate income residential units within their projects.	
	KEY TASKS (5a)	NA	NA	NA	
	PROGRESS (5e)	NA	NA	NA	
	BARRIERS (5f)	NA	NA	NA	
	GOALS (2)	Same goals as 2019	Same goals as 2019	Same goals as 2019	
2020 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	Take all three separate strategies to the Planning Commission and City Council as they progress.	Take all three separate strategies to the Planning Commission and City Council as they progress.	Take all three separate strategies to the Planning Commission and City Council as they progress.	
	PROGRESS (5e)	Planning Commission and City Council have approved several townhome projects that are in various stages of development including occupancy of approximately 70 plus units.	Planning Commission and City Council have approved several townhome projects that are in various stages of development including occupancy of approximately 70 plus units.	Planning Commission and City Council have approved several townhome projects that are in various stages of development including occupancy of approximately 70 plus units.	
	BARRIERS (5f)	Increased development of new single family homes and new commercial projects has consumed much of staff's time and COVID-19 restrictions has limited ability for the Affordable Housing Task Force to meet.	Increased development of new single family homes and new commercial projects has consumed much of staff's time and COVID-19 restrictions has limited ability for the Affordable Housing Task Force to meet.	Increased development of new single family homes and new commercial projects has consumed much of staff's time and COVID-19 restrictions has limited ability for the Affordable Housing Task Force to meet.	
	GOALS (2)	Needed more high density areas where twin homes and townhomes would be allowed.	Same goals as 2020	Same goals as 2020	
	KEY TASKS (5a)	After adding zoning districts for twin/ townhome multi-family types to avoid public stigma against just one multi-family zoning district, the city has rezoned several parcels to these new zoning districts resulting in a significant increase in multi-family permits & units.	Appears to be skipped in the 2021 report.	Appears to be skipped in the 2021 report.	
2021 (REQUIRED & SUBMITTED)	PROGRESS (5e)	Affordable Housing Task Force formed and holding meetings; twin/ townhome zoning districts added. Resulted in significant increase in rezoning requests to these new districts resulting in YrY increase in number of multi-family permits & units.	Appears to be skipped in the 2021 report.	Appears to be skipped in the 2021 report.	
	BARRIERS (5f)	Public clamor is always difficult but the most significant barrier currently is water scarcity after several drought years. The city is running out of water quickly, this is resulting in a reluctance to create more high density zoning until a new water sources is secured.	Appears to be skipped in the 2021 report.	Appears to be skipped in the 2021 report.	